

Meadowlake Farms Cluster Homes Association

RESOLUTION: Exterior Colors Update

Revised Proposal as of May 10, 2023 Board Meeting, incorporates homeowner input
Adopted by the Board of Directors at the June 14, 2023 Board Meeting

Purpose: To update the exterior color requirements for the Cluster Homes in order to maintain property values.

Authority: From the recorded Rules and Regulations for the community (emphasis in original) —

- Sec. 19, A 1. “A strong conformity and uniform exterior appearance must be maintained in order to keep the community attractive for the enjoyment of all residents and the protection of property values. A thorough design review of requested changes to existing property is examined, in advance, for aesthetics, impact on adjoining private and/or common areas, and adherence to Governing documents. Proposed changes NOT meeting the standards cannot be approved.”
- Sec. 19, A 3. “**Each Meadowlake Farms Cluster Homes unit has specific exterior colors and styles assigned for doors, shutters, roof shingles, sheds, etc.** Contact the Board of Directors or their appointed representative for information regarding the styles and colors assigned to your unit. Changes in the color of your unit are prohibited without prior written approval from the Board of Directors.”
- Section 19, C. “There are no ‘grand-fathered’ or ‘it was that way when I bought it’ conditions relating to unit colors, styles, shutters, fences, doors, roofs, etc. It is the owner's responsibility **to maintain the exterior appearance of your property in accordance with the most current requirements for the exterior appearance of a Meadowlake Farms Cluster Homes property (Exception: Written documentation from the Board of Directors granting specific permission for a non-conforming feature).”**

Regulations:

Over the years many different colors have been introduced into the neighborhood without ARC approval, siding has become faded or damaged, and the original color palette has become outdated. In order to improve the look of our community and protect our property values by returning to a uniform color scheme, the Board has approved these additional specific regulations:

- All exterior trim is to be white – porch columns, porch railings, 2nd story railings across sliding doors (Juliet balcony railings), window trim, decorative vents, decorative medallions, cutwork accents, etc. (Gutters are already required to be white per the Rules and Regulations.)
- Siding color must conform to the new color palette. Current siding which is white, light gray, cream, or a color on the color new palette, if in good condition, does not need to be painted. Homeowners are welcome to replace their aluminum siding with vinyl siding, but it must be a color equivalent to one on the color palette.
- Scalloped siding, if only located at the roofline or at the porch roofline must be white. Scalloped siding, if on the first story around the front door, may be white or the color of the siding.
- In order to give residents a chance to personalize their home, front door colors may be a color of your choosing as long as it complements the new color scheme.

Other regulations which have been relaxed:

- Front door style is no longer regulated. Your door may be of any “standard” style and must be maintained to be in good condition.
- Porch columns may be square, mitered, or round.
- Victorian cutwork accents may be removed.
- Storm doors may have a narrow solid panel at the bottom, but the preferred style is full-view or with a cross bar in the middle to allow for a half-screen. Per the Rules and Regulations, storm doors must be white or match the color of the front door.

Regulations which remain unchanged:

- The approved roofing shingles are those which are equivalent to Owens Corning Supreme “Weathered Wood.” These shingles contain a mix of several different colors. Shingles may be 3-tab or architectural. *Note: there is another brand of shingle which comes in a color called “Weathered Wood” which is a solid gray. Only the version equivalent to those made by Owens Corning will be approved.*
- Each unit is required to have both front and rear white gutters with downspouts.

Implementation:

The Community Association Manager and several board members will evaluate each unit as to the condition of the exterior and conformance to the updated color palette. Homeowners will be notified as to what aspects, if any, of the exterior of their unit need to be brought into compliance. If you wish to make changes to your unit prior to this notification, you are welcome to submit an ARC request form with your plan or to contact our Association Manager to discuss your particular unit.

Exceptions will be approved for homes which have aluminum or vinyl window trim, installed in the last few years, that matches the original color palette. That window trim will be approved as a non-conforming feature as long as the siding is white, light gray or cream (“Buff”). All other trim and scalloped siding on the home must conform to the new regulations.

All color changes, except painting trim white, require ARC approval.

Homeowners will have one year to bring their property into compliance with the new color regulations. Homeowners may contact the Community Association Manager or any member of the board to request an extension due to extenuating circumstances. The goal of the one-year deadline is not to be punitive, but to make sure everyone is doing their best to maintain the look of the neighborhood. If you are going to need more than one year to complete the necessary changes at your unit, you must communicate with our Association Manager within the one-year timeframe to request an extension. All reasonable proposals will be approved!

These regulations pertain to the entire exterior of each unit, not just the front.

All units must comply with the new regulations when they are sold.

The approved color palette is attached and may also be viewed at www.meadowlakefarmshomes.com/clusterhomes-resident-info.

If you have any questions, please contact our Community Association Manager, Sarah Knaub, at 757-593-0166 or VictoryComMgt@gmail.com.

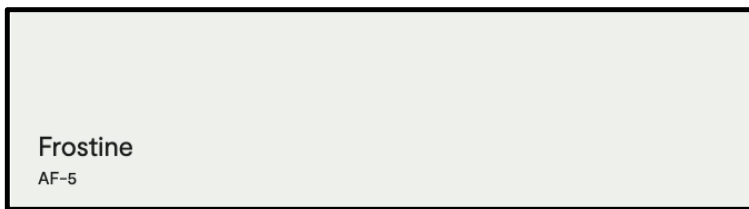
MFCHA Approved Color Palette

Approved at the June 14, 2023 Board Meeting

All new colors are based on Benjamin Moore paint

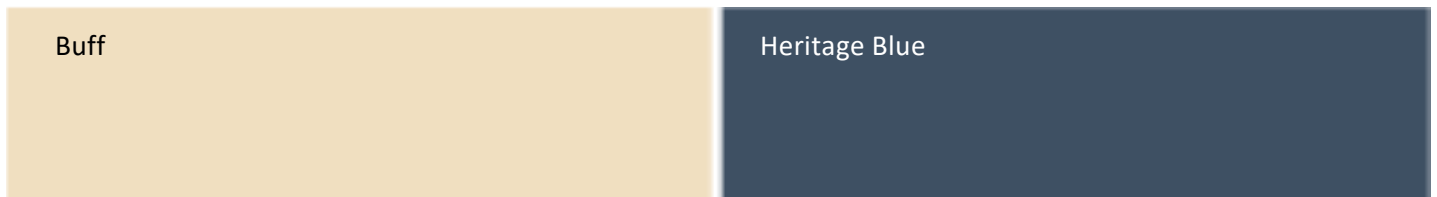
Other brands may be color-matched using the name or number of each color

New colors



White for trim (or similar)

Colors kept from the original color palette



Original paint color-matched to
Sherwin Williams color 7683 - Buff

Original paint color-matched to Sherwin
Williams color 7602 – Indigo Batik

MFCHA Approved Roofing Shingles

Owens Corning Supreme 3-tab or Architectural Shingles
Manufacturer Color: "Weathered Wood" or equivalent

